



City of Durham Office of Economic and Workforce Development
Application for Economic Development Incentives
Building Improvement Grant

SECTION 2

The following sections of the application are to be completed by the **APPLICANT**.
 Complete within the form, as the space will expand as more information is added.

APPLICANT INFORMATION

| | | | | |
|---|--|--|---|--|
| Applicant Name | Gordon M Mc Bean | Street Address | 2034 Battlewood Rd, Apex Nc 27523 | |
| | | Mailing address | 2034 Battlewood Rd, Apex NC 27523 | |
| Name of Business that Owns Property | AnnMc Multimedia Properties LLC | City /State/Zip | 112 Hunt St, Durham NC 27701 | |
| Contact Person | Gordon M Mc Bean | | | |
| Title | Owner: Film/Video/Audio Editor Producer | Phone Ext | 919-434-9866 | |
| Email Address | gmmcdigital@yahoo.com | Company website | www.gmmcdigital.com | |
| Fax | | Alt Phone | Home: 919-267-4683 | |
| # of years in business | 10 | | | |
| Tax Status of Business (check all that apply) | <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> Corporation (Designation) <input type="checkbox"/> Partnership | Legal Status of Business: | <input checked="" type="checkbox"/> For Profit <input type="checkbox"/> Not-for-profit (Designation) <input type="checkbox"/> Other _____ | |
| How long has the applicant owned the property? | 2 years | Is the property currently vacant? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Level of experience applicant or development partner has developing comparable projects successfully | <p>Owner Mr. Gordon Mc Bean background consist of over 20 years experience in engineer and design of Multimedia Video/Audio Network, has evaluated all major Computer Video and Audio Capture cards for Macintosh and Windows NT Platforms, prior to forming GMMcDigital Audio/Video Production.</p> <p>Mr. Gordon Mc Bean purchased a 5040 Sq ft Building to house a Beauty Salon, Wine Bar, Kitchen and a Multimedia Film/Video/Audio Production</p> <p>Mr. Gordon Mc Bean is working along with Sigma General Constructing, LLC to renovate Building.</p> <p>Mr. Gordon Mc Bean has already developed a similar project in Queens New York and sold Business for \$300,000 and moved to North Carolina in 1996 to work for MCI.</p> | | | |



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| | <p>Mr. Tatum is an experience Contractor who is knowledgeable of acoustics materials required to build a successful Multimedia facility. Sigma General Constructing, LLC has previously build Beauty Salon, Kitchens, Wine Bar and Film/Video/Audio Production Centers.</p> <p>High quality and environmentally friendly building materials will be used to renovate Building.</p> |
| <p>Has a tenant or lease agreement been secured by the building owner</p> | <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> |

SECTION 3

FINANCIAL NEED

| | | | |
|--|--|--|-------------------------|
| <p>Provide the total project capital investment (must be private, non-residential capital investment). See Section 1 Business Requirements for minimum investment per eligible area</p> | <p>Building renovation will cost about \$238,000. Total cost for electrical, plumbing heating/HVAC, hair & make-up salon, Wine Bar, Kitchen, Film/Video/Audio Production room, audition room, office, 2 restrooms, and warehouse area right side of building will accommodate a Stage for Live Internet Streaming.</p> | | |
| <p>Amount of public funds requested</p> | <p>\$75,000</p> | <p>Amount financed by applicant</p> | <p>\$163,000</p> |
| <p>Statement explaining need for public funds</p> | <p>I hereby request this grant of \$75,000. This grant will be spent on renovation of building at 112 Hunt St. Building will accommodate a Beauty hair & make-up salon, Wine Bar to serve local Durham Wine and Film/Video/Audio Productions Center.</p> <p>The completion of Beauty hair & make-up salon, Wine Bar and Film/Video/Audio Productions Center will help to employ about eight employees immediately after renovation is completed.</p> <p>3 Employees - For Hair & make-up Beauty Salon.</p> | | |



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| | 3 Employees – For Multimedia Film/Video/Audio Productions. 2 Employees – For Wine Bar and Kitchen. |
| Provide a financial analysis that supports the viability of the project, including details explaining how the project will be funded completely (i.e. bank loan, private equity, city incentive, etc.) | Project will be funded accordingly: Total renovation cost \$238,000: \$80,000 will be funded by Owner 401 K. \$50,000 will be Bank loan. \$33,000 from Investments (Partners) \$75,000 from Durham City Grant |

SECTION 4

OVERVIEW OF PROJECT

| | | | |
|--|--|--|--|
| Physical address of proposed project | 112 Hunt St, Durham NC 27701 | Parcel PIN # of proposed project. Visit http://www.usfaxdata.com/nc/durham/durhamtaxsearch.cfm to determine PIN | PIN Number: 0831-05-09-2071 Parcel ID: 104950 Acreage: 0.174 Owner Name: ANNMC MULTIMEDIA PROPERTIES |
| Is the property located on a public transportation route? To view routes, visit http://data.durhamnc.gov and select Schedules & Maps on the menu | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Is the property designated as historic property or within a historic district? Visit The Durham City-County Planning Department to determine http://www.durhamnc.gov/departments/planning/pdf/hist_resources_map.pdf | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Do you have a statement of support for the project from the local Partners Against Crime (PAC) Committee? To contact your local PAC visit http://www.durhampolice.com/pac/ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |



| | | |
|---|--|-------------------|
| Estimated start date and completion date if grant is awarded | Start Date: 10/30/2011 Date: 12/18/2011 | Completion |
|---|--|-------------------|

SECTION 5 (Limit response to 500 words)

PROJECT DETAILS

| | |
|--|--|
| <p>1. Provide a brief description of the project, intended use of the development, square footage</p> | <p>Building is located at Downtown Central Park, 112 Hunt Street, Durham NC 27701. Building Total size is 5040 Sq.Ft. The facility is divided into two sections.</p> <p>1260 Sq. Ft. for A kitchen, along with a Wine Bar serving local Durham North Carolina wine, cheese and Fish and organic local vegetables.</p> <p>1200 Sq. Ft. for Beauty hair & make-up salon.</p> <p>320 Sq Ft. for Restrooms.</p> <p>1200 Sq. Ft. for Film/Video/Audio Productions.</p> <p>1060 Sq. Ft. for Film/Video/Audio Internet Streaming.</p> |
| <p>2. Is proposed project consistent with relevant design plans approved by City Council? If so please explain. Plans are Updated Downtown Durham Master Plan (Dec. 11, 2007), City Center Retail Strategy, RKG Neighborhood Assessment and Plan. To review plans visit http://www.ci.durham.nc.us/departments/eed/publications.cfm</p> | <p>Building is located in the Central Park District. Downtown Durham, NC.</p> |
| <p>3. Describe sustainable measures which will be utilized in considering the environment during construction/deconstruction</p> | <p>During construction a Porta-Poty rental equipment will be placed in front for building where debris will be dumped and move to the appropriate disposal locations.</p> |
| <p>4. Describe any of the following items that may be provided (in kind only): Enhancement to parks, plazas, greenways, parking, street activity or accommodations for pedestrian</p> | <p>Bike racks accommodations and limited parking will be provided.</p> |



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amenities such as bike racks, transit
 shelters, etc.

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| FOR INTERNAL USE ONLY | | | |
| Project Location | <input checked="" type="checkbox"/> Downtown and/or Parrish Street Project Area | OR | <input type="checkbox"/> In Targeted Section of Urban Growth Area <input type="checkbox"/> In Targeted CDA Corridor |
| Date Application Received: | October 6, 2016 | Date Application Complete: | |
| Reviewed By: | | Date: | |
| Approved By: | | Date: | |

I certify to the City of Durham that ALL of the information contained in this application is true and correct to the best of my knowledge. I agree to supplement this application with such additional information as may be requested in order to provide the most accurate and complete picture of my



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company and the timing of the project for which I am seeking incentive funding. I acknowledge the requested incentives constitute a bonafide inducement for my company to undertake this project, without which inducements my company would be less likely to pursue this project.

Gordon Mc Bean

Print Name

Signature

Building Owner

Title

Date

Appendix A

The Building Improvement Grant Business Plan should be at least three pages describing points 1 thru 6 below:

1. **Outline company goals and the company's purpose, define its mission and explain what it intended use for the building.**
2. **Provide information regarding the company's proposed structure as well as the qualifications and backgrounds of its key people.**
3. Provide a comprehensive narrative statement that sets out the management plan they intend to follow and illustrates how their plan will serve to accomplish the work. Strongest consideration will be given to those proposals that can demonstrate how the intended project will remove blight, rehabilitate vacant and/or boarded buildings and stimulate the creation of new retail business development and job creation.
4. Elaborate on your project's financial position including detail on total expenses and revenues. Include annual rents, vacancy rates, and net cash flow for at least 1 year or longer if available.